

## Major Changes in the San Miguel Community Plan

*Public Review Draft (June 2013) to Public Hearing Draft (September 2016)*

### 1. Changes to the Land Use Plan

- 1-01. L Street Slope – The Public Review Draft included a proposal for the “L Street Slope” area to be rezoned from Residential Single Family (RSF) to Residential Multi-Family (RMF). This proposal was eliminated based on community response.
- 1-02. North Mission Street – The Public Review Draft included a proposal to rezone land on the east side of Mission Street north of 16<sup>th</sup> Street from Commercial Service (CS) to Commercial Retail (CR). Based on landowner response, this proposal has been eliminated.
- 1-03. East end of 11<sup>th</sup> Street – The Public Review Draft included a proposal to rezone 17 acres of land at the east end of 11<sup>th</sup> Street from Residential Suburban (RS) to Residential Multi-Family (RMF). The proposal has now been revised to rezone this area to Recreation (REC). This would allow mixed housing densities as well as equestrian uses along the river.
- 1-04. N Street – The Public Review Draft included a proposal to rezone some land on the east side of N Street, south of 14<sup>th</sup> Street, from Commercial Service (CS) to Residential Multi-Family (RMF). Based on community feedback, this proposal has been revised to eliminate the proposed rezone on property owned by the San Miguel Flouring Mill, which has a use more akin to the CS zone.

### 2. Changes to “Concept Plans”

- 2-01. Town Center Concept Plan – Updated to reflect current development patterns.
- 2-02. N Street Neighborhood – The Public Review Draft contained two separate concept plans, one for the “East End Residential” area and another for the “N Street Area.” These two areas were combined into an updated concept plan for the overall “N Street Neighborhood.” The concept plan itself was based on input from a Cal Poly Landscape Architecture class (LA 403 – Winter 2014) that examined development scenarios in the area, plus feedback received through San Miguel Forward. The plan also includes specific discussion on the Commercial Service (CS) and Recreation (REC) zoned portions of the N Street Neighborhood.

### 3. Changes to the Circulation Plan

- 3-01. Prado-Lubova Connection – Vehicular connection of Prado Place to Lubova Way between River Road and 12<sup>th</sup> Street is no longer proposed, based on feedback provided through San Miguel Forward. The concept plan for the N Street Neighborhood does consider the possibility of providing a pedestrian/bicycle connection in this area.
- 3-02. 13<sup>th</sup> Street Extension – Connection of N Street to the Prado-Lubova Connection is no longer proposed, based on feedback provided through San Miguel Forward.
- 3-03. Frontage Road – In support of CalTrans goal to convert US Highway 101 to freeway standards from San Miguel to Paso Robles, a frontage road connection is now proposed between San Marcos Road and Cemetery Road.

### 4. Public Facilities Financing Plan – Chapter 8, the Public Facilities Financing Plan, was not yet available at the time of the release of the Public Review Draft. It has now been incorporated into the updated document.

## Attachment 3 - Major Changes and EIR Overview

### 5. Changes to Policies

- 5-01. *In response to comments* – Several policies were modified or added in response to feedback we received from the community and referral agencies (e.g. Public Works, City of Paso Robles, CalTrans, etc. ). Added policies include:
- i. Allowing mixed use developments to have more than 50 percent of floor area to be residential.
  - ii. Allowing vacant lots in the Central Business District to be used temporarily for parking.
  - iii. Discouraging developments where all units are the same size and type.
  - iv. Encouraging mixed-income neighborhoods, rather than concentration of low-income housing.
  - v. Excluding Flood Hazard (FH) areas from density calculations.
  - vi. Addressing bluff retreat on the east side of the Salinas River.
  - vii. Prioritizing development of a connected trail system over sidewalk improvements on every street.
  - viii. Prioritizing circulation infrastructure that also accomplishes other goals (i.e. safe routes to school).
  - ix. Discouraging private roads in new developments unless there is adequate parking enforcement.
  - x. Supporting conversion of US Highway 101 to freeway status between San Miguel and Paso Robles.
  - xi. Ensuring that neighborhoods have adequate places for children to play.
  - xii. Involving the Sheriff in the design of park facilities along the Salinas River.
  - xiii. Considering consolidating wastewater facilities with Camp Roberts and Heritage Ranch.
  - xiv. Avoiding the need for sewer lift stations in subdivision design.
  - xv. Requiring new subdivisions to install fiber optic conduits.
  - xvi. Installing backbone fiber optic conduits in association with road work and utility projects.
- 5-02. *Environmental Impact Report* – Mitigation measures in the Environmental Impact Report (EIR) call for modifying or adding policies. Added policies include:
- i. Requiring parkland dedication as part of Urban Reserve Line expansions.
  - ii. Assessing lighting's impact on wildlife.
  - iii. Protecting native trees.
  - iv. Avoiding habitat loss for sensitive species.
  - v. Considering impacts of development on biological resources.
  - vi. Considering impacts of development on cultural resources.

### 6. Changes to Programs

- 6-01. *In response to comments* – Several programs were modified or added in response to feedback we received from the community and referral agencies (e.g. Public Works, City of Paso Robles, CalTrans, etc.).
- i. Establishing twice annual code enforcement walk-throughs.
  - ii. Updating the flood zone study.
  - iii. Developing a management plan for the Salinas River corridor to address flood hazards and invasive vegetation.
  - iv. Establishing a Mills Act historic preservation program.
  - v. Calming traffic on N Street.
  - vi. Developing centralized parking.
  - vii. Consolidating road maintenance associations.
  - viii. Improving fire department access at specific locations.
  - ix. Naming the alleys.

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- x. Transferring responsibility for streetscape maintenance to the San Miguel CSD under a lighting and landscaping district.
  - xi. Installing a fiber optic turnout.
  - xii. Extending gas service to the Central Business District.
- 6-02. Environmental Impact Report – Mitigation measures in the Environmental Impact Report (EIR) call for modifying or adding programs.
- i. Biological resource impact analysis as part of new development projects.
  - ii. Cultural resource impact analysis as part of new development projects.

### 7. Changes to Standards and Guidelines

- 7-01. New subdivisions – A new standard has been added requiring new subdivisions to (1) install fiber optic conduit; (2) name roads reflecting San Miguel’s history; (3) require minimum road standards to qualify for subdivision; and (4) form homeowner’s associations in higher density areas. This standard is based upon community feedback.
- 7-02. Noise disclosure – A new standard will now require a noise disclosure for prospective tenants or buyers in areas close to the railroad. This was based upon comments from Union Pacific.
- 7-03. Non-conforming residential uses – A new standard will allow non-conforming residential uses to expand and remodel without triggering the need for a Minor Use Permit. This standard was meant to be included with the Public Review Draft, but was inadvertently left out.
- 7-04. Art in public places – A new standard will exempt public art from requiring a sign permit if it is installed pursuant to San Miguel’s “Masters in Artful Places” program. This is based on community feedback.
- 7-05. Flood Hazard and residential density – A new standard will require that residential density be calculated excluding areas within the Flood Hazard combining designation. This is based upon community feedback.
- 7-06. Prohibition on driveways to Mission Street – The existing standard prohibiting driveways directly accessing Mission Street in the Central Business District has been revised to allow the Public Works Director to approve an adjustment in order to accommodate temporary parking facilities. This is based upon community feedback.
- 7-07. Loading zones – A new guideline is added for the Central Business District that truck loading zones be designed so as not to block line-of-sight for vehicles on the public roadway. A new standard was also added requiring analysis of how truck loading will be accommodated. This is based on community feedback.
- 7-08. Residential uses in mixed use developments – A standard has been added allowing residential uses in mixed use developments to exceed 50 percent of the floor areas, subject to certain requirements. This standard was added in response to a landowner request, and was also considered by San Miguel Forward.
- 7-09. Commercial Service use limitation – A prohibition on concrete, gypsum, and plaster product manufacture in the Commercial Service (CS) zone currently exists, but was omitted from the Public Review Draft. The update rectifies that error.
- 7-10. Indian Valley Road area – A new standard requires that extension of water and sewer services be considered prior to development of the site. This is based on input from the San Miguel CSD.
- 7-11. East 11<sup>th</sup> Street use limitation – A prohibition on uses allowed in the Recreation (REC) zone, but incompatible with residential development, has been added. This area was originally proposed for rezone to Residential Multi-Family (RMF) zone, but was changed to Recreation (REC) in order to accommodate the possibility of visitor-serving equestrian uses near the river. The equestrian use concept was presented by a Cal Poly Landscape Architecture student and received favorable feedback from San Miguel Forward.

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- 7-12. Covered parking – A new guideline for multi-family development states preference of carports over garages, in order to ensure they are used for parking, not storage. This is based on community feedback.
  - 7-13. Traffic report for alley access – A new standard requires a traffic engineer to analyze road improvement and safety recommendations if alley access is proposed in the Residential Multi-Family (RMF) zoned area along L Street. This is based on community feedback.
  - 7-14. Environmental Impact Report – Mitigation measures in the Environmental Impact Report (EIR) call for modifying or adding standards. These include:
    - i. Acoustical standards for development near the railroad tracks.
    - ii. Requirements applying to diesel construction equipment.
    - iii. Requirements for controlling dust on a construction site.
    - iv. Preventative measures for reducing valley fever exposure.
    - v. A riparian setback of 25 feet for new development.
    - vi. Required best management practices for construction projects.
    - vii. Noise mitigation for new construction occurring near existing residences.
    - viii. Parkland dedication as part of Urban Reserve Line expansion.
    - ix. Specific requirements for development of the Indian Valley property, including soil sampling, and funding for farmland conservation.
    - x. Additional procedures for cultural resource and biological resource impact analysis
8. **Changes to the Appendix**
- 8-01. Community planning standards – Moved community planning standards from Chapter 9 to Appendix A. These standards would ultimately be adopted by a separate ordinance into Article 10 of Title 22, the Land Use Ordinance. The appendix may be revised without triggering a General Plan Amendment.
  - 8-02. Response to comments – Provided a list of San Miguel Forward comments and County responses to each comment.
  - 8-03. Art guidelines – Added the San Miguel “Masters in Artful Places” guidelines to the Appendix for reference. Projects that follow the guidelines would be exempt from sign permit requirements. This is based on community feedback.
  - 8-04. Street names – Added a list of historic family names to reference when choosing new street names. This is based on community feedback.
  - 8-05. Aesthetics – Added a series of community-preferred aesthetic images reviewed by in association with the gateway sign project, Mission Street onramp realignment project, and L Street retaining wall project. This is intended to provide a reference point for architectural designers.
  - 8-06. Housing types – Added figures from the “Great Communities Toolkit” document that show the housing types most preferred for the community of San Miguel.

## EIR Overview

Program EIR. The EIR for the SMCP is a programmatic EIR for the Community Plan Update (CPU). It presents a reasonable projection of the level of development that would likely occur in the foreseeable future up to the year 2035. The EIR analyzes “buildout” under the proposed CPU. “Buildout” for the purposes of this EIR is defined as the maximum level of development that could occur in San Miguel by 2035 in accordance with the CPU. All details of future development within San Miguel are not known at this time, so a project-level of detail analysis is not provided. However, the analysis in this EIR assumes a reasonable worst-case scenario so as to capture the reasonably foreseeable impacts of future development and prescribes performance based mitigation measures accordingly.

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Program EIRs are typically more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than that of a project EIR. The EIR will be utilized as a first tier of environmental review for development projects. The mitigations in the EIR will be used as a set of performance standards for future projects so that the potential for another round of CEQA is limited.

### Alternatives

1. No Project Alternative - Growth Under the Current Community Plan;
2. No Project - No Further Growth;
3. Agriculture Focused Alternative;
4. Expansion to Community Service District Boundary/ Faster Growth Rate Alternative; and
5. Increased Mixed-Use Alternative.

### Table ES-1 – Two Class I Impacts

- Impact AG-2. Permanent conversion of 34 acres of County-designated prime agricultural land to non-agricultural use. The loss of this prime ag land would be Class I, significant and unavoidable.
- Impact LU-1. The CPU is partially inconsistent with several General Plan policies related to the expansion of the existing URL, such that agricultural land uses would be converted to residential and commercial uses.

Conditions in Tables. Each section of the EIR describes specific issue-area conditions under which future development in the Community Plan Area would require additional review.

**Table 4.5-4  
Conditions Under Which Future Development in the  
Community Plan Area Would Require Additional CEQA Review**

<b>Condition</b>	<b>Impact to Address</b>
<i>The future project is inconsistent with underlying General Plan and zoning designations.</i>	CR-1 through CR-3
<i>The future project is inconsistent with CPU design guidelines and standards, or land use policies.</i>	CR-1 through CR-3
<i>The future project would result in a cultural resources impact peculiar to the project or parcel. An effect is not considered peculiar if uniformly applied development policies or standards previously adopted by the County would substantially mitigate the environmental effect.</i>	Impact that is peculiar to the project or parcel
<i>The future project would result in an impact or impacts not analyzed above, including off-site or cumulative effects.</i>	Impact other than CR-1 through CR-3
<i>The future project would result in an impact or impacts analyzed above, but at a higher level of severity as a result of substantial new information not known at the time the EIR was certified.</i>	Worsened CR-1 through CR-3, as applicable